



TOWN OF STONINGTON

ASSESSOR'S OFFICE

152 Elm Street • Stonington, Connecticut 06378

(860) 535-5098 • Fax (860) 535-5052

Dear Property Owner:

During the January 2009 Legislative Session, "Public Act 09-196 AN ACT CONCERNING MUNICIPAL ASSESSMENT AND ASSESSMENT APPEALS," was passed modifying the filing requirements of the Income and Expense forms. (Effective October 1, 2009)

The enclosed income and expense forms continue to be due on June 1, 2010 and **failure to file on time shall result in the addition of a 10% assessment penalty**. The amendment provides for an extension of up to 30 days that may be granted upon a written request by the owner for "good cause" when such request is received no later than May 1st.

The amendment sets conditions under which the assessor and board of assessment appeals may waive penalties for failure to submit the data timely. The Town's legislative body may pass an ordinance allowing for a penalty waiver under specific conditions. Presently, there is a proposal pending, for the Town's legislative body approval to allow for the granting of a waiver of the penalty, "...if the owner of the real property required to submit the information is not the owner of such property on the assessment date for the grand list to which such penalty is added."

Marsha L. Standish, CCMA II, CCMC
Assessor

Town of Stonington Assessor's Office
Golf-Course Property
Income and Expense Survey for Calendar Year 2009
(Due June 1, 2010)

Information provided is CONFIDENTIAL, in accordance with Connecticut Law.

Property Name: _____

Property Address: _____

Form Preparer/Position: _____

Telephone Number: _____

General Data

Golf Course Designer: _____

Orientation: ☐ Public ☐ Semi-Private ☐ Private
 Type: ☐ Par-3 ☐ Executive ☐ Championship

No. of Holes: _____ holes Total Yardage: _____ yards

No. of Memberships: Single: _____ Family: _____

Which months comprise your winter season? _____

Which months comprise your summer season? _____

Analysis of Rounds Played				
	Winter Season	Summer Season	Cart Rounds	Annual
Member				
Non-member				
Group/Tournament				
Complimentary				
Total Rounds				

Fee Structure					
	Winter Season		Summer Season		Annual
	a.m	p.m	a.m.	p.m.	
Greens Fee with cart					
Greens Fee without cart					
Cart Fee					
Prepaid Cart Fee					
Trail Fee					
Typical Group/Tournament Fee					
Initiation Fee					
Single Membership					
Family Membership					

(Golf Course Property Cont'd.)

Annual Gross Income

Cart and Greens Fees:	\$ _____
Membership Income:	\$ _____
Tennis Income:	\$ _____
Pro-Shop & Driving Range	\$ _____
Food & Beverage Income	\$ _____
Other	\$ _____
Total Income	\$ _____

Less: Cost of Goods Sold

Tennis and Pro-shop	\$ _____
Food:	\$ _____
Beverage:	\$ _____
Other:	\$ _____
Income Before Operating Expenses:	\$ _____

Annual Operating Expenses:

Real Estate Taxes	\$ _____
Personal Property Taxes	\$ _____
Property Insurance	\$ _____
Repairs & Maintenance ¹	\$ _____
General/Administrative ²	\$ _____
Management fee	\$ _____
Reserves	\$ _____
Other (explain)	\$ _____
Total Operating Expenses	\$ _____

Net Operating Income \$ _____

Please include a copy of your year end Income Summary.

Yes No
☐ ☐ Do any of the figures include capital expenditures or extraordinary costs which vary from typical operating expenses? If yes, explain: _____

Please attach comments or other information on a separate page.

_____/_____
Signature/Position Date

¹ Includes Repair and Maintenance items such as chemicals/fertilizers, grass/seed, gasoline/oil, utilities, etc.

² Includes General and Administrative expenses such as advertising, security, administrative payroll expenses, telephone, etc.